



Guardian Title Company ~ Estimated Fees Breakdown

<u>ESCROW FEES</u>	<u>BUYER</u>	<u>SELLER</u>
Cash Sale	\$200.00	\$200.00
Mortgage Sale	\$275.00	\$200.00
2 nd Lien	\$175.00	
Refinance	\$300.00	
Home Equity	\$300.00	

(Mail Outs will be adjusted according to number of mailings)

*****TREC Sales Contract Completion Assistance: *Free Service***

Our Escrow Officers are available to assist you if you need assistance with completing a TREC Sales Contract (whether 1 to 4 Family, Farm & Ranch or Unimproved land).

WIRE FEES

Incoming Wires (each wire)	\$15.00	\$15.00
Outgoing Wires (each wire)	\$7.50	\$7.50

COURIER FEES

We use the U.S. Postal Service Flat Rate Mailings to save our customers, charging the U.S.P.S. flat rate of \$20.00 per package mailed.

If circumstances prevent using U.S.P.S., or if specified by lender or others, Federal Express or UPS rates will apply at \$40.00 per mailing.

UPLOAD and DOWNLOAD FEES are \$50.00

COPY FEES

\$1.00 per page + 8.25% state sales tax

COUNTY CLERK RECORDING FEES

\$26.00 1st page, \$4.00 each additional page (more than 5 names, additional .25 per name)

For a complete list of filing fees - [Eastland County Clerk's Fee Page](#)

E-FILING

Guardian Title Company will continue to hand deliver our original instruments for recording to save our customers additional costs. If required to e-file in the future, there will be a \$4.00 fee imposed per instrument.

MANUFACTURED HOME TRANSACTIONS

“Statement of Location” Fee: \$56.50

Fees for the Texas Department of Housing & Community Affairs will apply.

TITLE INSURANCE PREMIUMS

All title insurance fee premiums are set by the Texas Department of Insurance and are based upon the sales price and/or loan amounts.

Cash Sale: Owner Policy based on purchase price.

Sale with 3rd Party Financing: Owner Policy based on purchase price and \$100.00 for Loan Policy

Loan only (Refinance, Home Equity, etc.): Loan Policy based on base premium amount of written payoff of previous loan. Refinance discounts also apply.

ENDORSEMENTS

Tax Deletion \$25.00

T-3 (Tax not yet due) \$5.00

T-17 (Planned Unit Development) \$25.00

T-19 (Restrictions, Encroachments, Minerals):

Residential: 5% of Basic Premium Rate with \$50.00 minimum; and

Non-Residential: 10% Basic Premium Rate

T-19.1 Residential: 10% if no Survey Deletion ~ 5% if Survey Deletion charged

Non-Residential: 15% if no Survey Deletion ~ 10% if Survey Deletion charged

T-19.2 Minerals and Surface Damage Endorsement: \$50.00

T-19.3 Minerals and Surface Damage Endorsement (unimproved property): \$50.00

T-30 (Tax Rollback) \$20.00 *not* available if Ag exempt.

T-31 (Manufactured Home) \$20.00

T-31.1 (Supplemental Manufactured Home) \$50.00 Either T-31 or T-31.1, *not* both.

T-33 (Adjustable Rate Mortgage) \$20.00

T-36 (Environmental) \$25.00 (applies to residential loans only)

T-42 (Home Equity Mortgage) 10% of Basic Premium Rate

T-42.1 (Supplemental Home Equity Coverage) 15% of Basic Premium Rate – *must* already have a T-42.

Other requested endorsements will include additional premiums.

1031 EXCHANGES

If either party has decided to proceed with a 1031 exchange, there will be an additional fee ranging between \$50.00 - \$100.00 per transaction.

TAX CERTIFICATES

Eastland County only: \$10.00 per parcel, excluding Eastland County Tax Office, which is \$10.00 for up to 5 parcels under the same name.

All other Counties: Each taxing entity has their own rates per Parcel; therefore, we cannot determine the tax certificate rates until we have a specific location of the property and the number of parcels. Please contact us for assistance to calculate your tax certificates. We are always available to assist you with your needs.

ABTRACTOR CERTIFICATE FEE & LIEN SEARCHES:

Abstractor fees and Lien Searches are billed out at \$100.00 per hour and prorated in 15 minute increments.

PLANT (INDEX) USE:

Our plant (indexes) are available daily (Monday – Thursday) 8:00 a.m. to 5:00 p.m. (Friday) 8:00 a.m. to 3:00 p.m. at \$75.00 per hour and prorated in 5 minute increments.